

## II. SUMMARY OF GOALS & POLICIES & ACTION PLAN

This chapter consists of a compilation of the goals and policies for all seven elements of the General Plan:

- Land Use Element
- Open Space, Conservation and Recreation Element
- Circulation Element
- Community Safety Element
- Noise Element
- Public Services and Facilities Element
- Housing Element

The goals and policies for each element can also be found in each respective element in Chapter IV, along with information on existing conditions and a discussion of relevant issues leading to the development of General Plan goals and policies.

This chapter also presents the Action Plan for each element. The Action Plan consists of individual action steps to implement the policies of the General Plan. The Action Plan for the Housing Element (the Housing Element Programs) is found in the Housing Element, which follows a special format required by State law.

The purpose of this chapter is to place all General Plan goals, policies and action steps in one location in the document, making it easy for the reader to find. For more detail on individual General Plan elements, and for General Plan diagrams, the reader should refer to the respective elements in Chapter IV.

All of the goals and policies are intended to be a clear, unequivocal commitment of the City of Rocklin to the objectives stated. The strength of the commitment is expressed through the use of words such as “shall” or “should,” “require” or “encourage.” “Shall” or “require” indicates a strong commitment to action and an unequivocal directive. “Should” or “encourage” expresses a less rigid directive. The use of the words “should” or “encourage” may indicate a need to balance the policy with other complementary or countervailing policies or may indicate a situation that requires cooperative action the part of several governmental or private agencies where the City is not fully in control of the outcome.

### GOALS AND POLICIES

#### LAND USE ELEMENT GOALS AND POLICIES

**GENERAL LAND USE GOAL:** To promote orderly and well-planned development that enhances the City of Rocklin.

## General Land Use Policies

- LU-1 To promote flexibility and innovation in new development through the use of planned unit developments, development agreements, specific plans, mixed-use projects, and other innovative design and planning techniques.
- LU-2 To encourage a variety of building sites, building types, and land use concepts in Medium High and High Density Residential, commercial, and industrial areas that are located along major streets, rights of way, and highways/freeways.
- LU-3 To consider the development and application of a mixed-use (residential/commercial or office) land use category or overlay for use at appropriate locations within the City of Rocklin.
- LU-4 To utilize techniques that minimize the adverse effects of light and glare on surrounding properties, and incorporate dark sky concepts to the extent practicable.
- LU-5 To encourage residential, commercial, and industrial development projects to be designed in a manner that effectively protects existing oak trees designated to be retained through the development review process.

**GOAL FOR RESIDENTIAL LAND USE:** To designate, protect, and provide sufficient land to meet residential development needs and to preserve and protect existing residential neighborhoods.

## Policies for Existing Residential Land Use

- LU-6 To buffer residential areas from land use impacts of adjacent non-residential land uses through the use of landscaping, soundwalls, berms, fencing, open space setbacks, terrain features, greenbelts, building orientation and/or other similar techniques.
- LU-7 To preserve and enhance the quality of existing residential areas by continuing to provide high-quality public services, by rehabilitating useful structures and by removing substandard units.
- LU-8 To continue programs for the prevention of blight, utilizing public and private resources such as code enforcement, neighborhood rehabilitation programs, and Redevelopment Agency actions.
- LU-9 To encourage active involvement by individuals and citizen organizations in maintaining and upgrading existing residential neighborhoods.
- LU-10 To encourage preservation and adaptive reuse of significant historic structures and sites.
- LU-11 To encourage infill residential development that is in keeping with the character and scale of the surrounding neighborhood, while providing a variety of densities and housing types as reflected by the zoning and land use designation of the infill property.

## Policies for New Residential Land Use

- LU-12 To provide a variety of residential land use designations that will meet the future needs of the City.
- LU-13 To review proposals for new residential development for compatibility with the character and scale of nearby neighborhoods, while providing a variety of densities and housing types as reflected by the zoning and land use designation of the infill property.
- LU-14 To buffer residential land uses locating adjacent to non-residential land uses through the use of landscaping, soundwalls, berms, fencing, open space setbacks, terrain features, greenbelts, building orientation, and/or other similar techniques.
- LU-15 To restrict single family residential units proposed to be located adjacent to non-residential land uses to a single story where appropriate.
- LU-16 To coordinate planning with neighboring jurisdictions in order to ensure compatible land uses.
- LU-17 To designate residential land according to the following densities:

	<u>Dwelling Units Per Acre</u>
Rural	Less than 1
Low Density	1-3.4
Medium Density	3.5-8.4
Medium High Density	8.5-15.4
High Density	15.5-20

Dwelling units will be rounded to the nearest tenth.

(Land use projects that propose fewer or more units than the designated residential land use density ranges allow shall be considered inconsistent with the General Plan.)

- LU-18 To establish residential design standards for planned unit developments, especially for hillsides and other unique areas, to reduce the impact of new development on the existing natural terrain and built environment.
- LU-19 To require projects that are approved on severe slopes (25 percent or greater) to establish grading design guidelines with their development application.
- LU-20 To encourage Medium High and High Density Residential uses to locate near major arterial and/or collector streets.
- LU-21 To maintain development standards unique to Central Rocklin that encourage residential development on infill parcels, including affordable housing, while maintaining compatibility with existing residential land uses.

LU-22 To encourage neighborhood and community access through design that interconnects streets and pedestrian and bicycle pathways, allowing social interaction; access to schools, neighborhood and community parks and other open space areas; and the efficient movement of service and emergency vehicles.

LU-23 To prohibit gated roads that would adversely affect vehicular, bicycle and pedestrian circulation, discourage the interconnection of neighborhoods, or hinder access to public facilities and lands.

NOTE: IN ADDITION TO THE ABOVE GOAL AND POLICIES, THE HOUSING ELEMENT CONTAINS HOUSING GOALS, POLICIES AND ACTIONS TO ASSURE A VARIETY OF HOUSING TYPES, PROVIDE FOR STRUCTURALLY SOUND HOUSING, ENCOURAGE THE PRESERVATION OF EXISTING HOUSING AND THE CONSTRUCTION OF NEW HOUSING TO MEET THE NEEDS OF ALL INCOME GROUPS, AND ENSURE THAT HOUSING OPPORTUNITIES ARE OPEN TO ALL PEOPLE.

**GOAL FOR COMMERCIAL LAND USE:** To retain and renew existing commercial land uses and designate sufficient new commercial areas to meet future City needs.

### Policies

LU-24 To promote and renew as needed, the Pacific Street, Rocklin Road, Sunset Boulevard, Granite Drive, Lone Tree, Blue Oaks and the Highway 65 corridor business districts in order to provide diversified business opportunities and greater pedestrian orientation.

LU-25 To designate sufficient commercial land to meet the future needs of the City, including sites that will promote pedestrian access from neighborhoods.

LU-26 To ensure that adequate parking and vehicle, bicycle and pedestrian access are included in approved commercial development plans.

LU-27 To encourage pedestrian oriented plazas, walkways, bike trails, bike lanes and street furniture within commercial developments.

LU-28 To maximize internal vehicular, pedestrian and bicycle connections between adjacent commercial developments.

LU-29 To minimize conflicts between new commercial land uses and other land uses, such as residential, park, and recreational uses.

LU-30 To require that commercial land uses be protected from encroachment by residential or other incompatible uses through the use of landscaping, soundwalls, berms, fencing, open space setbacks, terrain features, greenbelts, building orientation and/or other similar techniques.

LU-31 To maintain development standards, including off-site parking provisions, unique to Central Rocklin for the area along Pacific Street from Midas to Farron Streets.

- LU-32 To revise and implement the Downtown Revitalization Plans and Design Guidelines to address land use mix, design features, parking, pedestrian movement, traffic and circulation, and promotion opportunities to provide a clear and strong economic identity to the core downtown area.
- LU-33 To encourage private development of property owned by Union Pacific Railroad adjacent to their right-of-way, unless otherwise needed for public purposes, in accordance with the Rocklin Downtown Revitalization Plan and Redevelopment Plan.
- LU-34 To encourage development of vacant lands and rehabilitation of existing buildings within the Historical District of Rocklin along Front Street between Rocklin Road and Farron Street.
- LU-35 To encourage mixed commercial and residential land uses within the Historical District, Pacific Street corridor, and other areas if appropriate.
- LU-36 To encourage the development of regional shopping facilities within the City of Rocklin.
- LU-37 To attract job generating land uses that will provide a variety of employment opportunities for those who live, or are likely to live, in the community or South Placer subregion.
- LU-38 To continue programs that promote commercial and professional office uses to locate in Rocklin in areas designated for those purposes.

**GOAL FOR INDUSTRIAL LAND USE:** To designate sufficient land for existing and new industrial uses compatible with the existing community.

### Policies

- LU-39 To promote and renew the industrial areas along Delmar Avenue, Dominguez Road, Anthony Court and Pacific Street to provide for diversified industrial business opportunities.
- LU-40 To require that industrial land uses be protected from encroachment by residential or other incompatible uses through the use of landscaping, soundwalls, berms, fencing, open space setbacks, terrain features, greenbelts, building orientation, and/or other similar techniques.
- LU-41 To encourage industrial land uses that are consistent with the character and scale of the existing community and do not pose a hazard.
- LU-42 To designate land for industrial uses sufficient to meet future City needs.

LU-43 To review the BP/COM/LI land use designation on a regular basis and to make modifications necessary to ensure an appropriate balance between business professional, commercial, and light industrial uses.

**GOAL FOR ROCKLIN CIVIC CENTER AREA LAND USE:** To create a government center within the Civic Center area of Rocklin to serve the City of Rocklin at its expected buildout population, while maintaining the ambience, character and scale of Central Rocklin.

### Policies

LU-44 To implement design guidelines that achieve a unified design concept and theme for all buildings, structures, driveways, parking areas, parks and landscaping within the government center area.

LU-45 To enhance the identity of Central Rocklin as a focal point in the City by encouraging a complementary development pattern within the overall Rocklin Civic Center area.

LU-46 To enhance and preserve the special natural features of the Civic Center area to the extent feasible, including oak trees, quarries and rock outcrops.

LU-47 To ensure that residential infill development in Central Rocklin is compatible with the Civic Center area and takes into consideration preservation of unique natural features and historic resources.

LU-48 To utilize the planned development procedure for new multiple family residential projects in the Civic Center area.

LU-49 To ensure that the spacing, scale, mass, height, exterior materials and architectural design of new residential uses in Central Rocklin complement existing residential structures and the Civic Center Plan.

LU-50 To encourage new commercial development along Pacific Street within the Civic Center area.

LU-51 To ensure that design guidelines for the Downtown Revitalization Plan are compatible with concepts for the Civic Center area.

LU-52 To encourage pedestrian oriented plazas, walkways, bike trails, bike lanes and street furniture within the Civic Center area and connections to other community areas.

**GOAL FOR LAND OUTSIDE THE CITY LIMITS:** To retain rural designations for land on the periphery of the City limits but within the planning area, until annexed to the City.

## Policies

LU-53 To urge Placer County to maintain low density rural land use designations and large parcel zoning in areas that have the potential to impact the City.

LU-54 To discourage residential, commercial, or industrial development at urban densities or intensities in areas on the periphery of the Rocklin planning area, unless public services can be provided and annexation is accomplished to an appropriate city.

LU-55 To promote commercial and industrial development within the City limits as more efficient, economical, and desirable than development outside the City limits.

LU-56 To oppose land uses proposed in areas outside the City limits that would be incompatible with existing or planned land uses within the City, or do not serve the best interests of the City of Rocklin.

LU-57 To coordinate with Placer County and Placer County LAFCO for the annexation of unincorporated developed areas that lie within the City of Rocklin's Sphere of Influence, when such annexation does not place an undue financial burden on the City.

**GOAL FOR LAND USE CONSISTENCY:** To ensure that the legal requirements for General Plan land use consistency are fulfilled.

## Policies

LU-58 To amend the Zoning Code and other land use regulations as needed to make them consistent with the General Plan.

LU-59 To approve amendments to the Zoning Code and other land use regulations only if the changes are consistent with the General Plan.

LU-60 To continue to develop implementation measures and actions that further the goals and policies of the General Plan.

**GOAL FOR LAND USE COORDINATION:** To coordinate land use decisions with the County and other cities in the South Placer subregion.

## Policies

LU-61 To continue to participate in the activities of regional entities as deemed appropriate, such as the Highway 65 Joint Powers Authority, the South Placer Regional Transportation Authority (SPRTA), Placer County Transportation Planning Agency (PCTPA), the Sacramento Area Council of Governments (SACOG), the Placer County Flood Control and Water Conservation District, and the landfill authority.

LU-62 To consider the effects of land use proposals and decisions on the South Placer subregion jobs/housing balance.

LU-63 To encourage communication between the County and the cities of Roseville, Loomis, Lincoln, and Rocklin to ensure the opportunity to comment on actions having cross-border implications. To address other community interface issues, including land use compatibility, circulation and access, and development standards.

## **OPEN SPACE, CONSERVATION AND RECREATION ELEMENT GOALS AND POLICIES**

**GOAL FOR THE PRESERVATION OF OPEN SPACE LAND FOR NATURAL RESOURCES:** To designate, protect, and conserve open space land in a manner that protects natural resources and balances needs for the economic, physical and social development of the City.

### **Policies for the Preservation of Open Space for Natural Resources**

OCR-1 To encourage the protection of open space areas, natural resource areas, hilltops, and hillsides from encroachment or destruction through the use of conservation easements, natural resource buffers, building setbacks or other measures.

OCR-2 To recognize that balancing the need for economic, physical, and social development of the City may lead to some modification of existing open space and natural resource areas during the development process.

OCR-3 To require that residential development projects provide some useable yard areas outside all conservation easements or established natural resource buffers.

OCR-4 To utilize the California Environmental Quality Act (CEQA) as the primary regulatory tool for identifying and mitigating, where feasible, impacts to open space and natural resources when reviewing proposed development projects.

OCR-5 To look for opportunities to interconnect open space and natural areas to accommodate wildlife movement and sustain ecosystems and biodiversity.

OCR-6 To consult with other jurisdictions concerning open space planning programs, including the County's Placer Legacy program and other similar regional programs, to the extent feasible.

OCR-7 To encourage public utility companies and agencies to consult with the City prior to undertaking projects that may affect open space and natural resource areas to minimize impacts to these areas.

**GOAL FOR OPEN SPACE USED FOR THE MANAGED PRODUCTION OF RESOURCES:** To designate, protect, and conserve open space utilized for the managed production of resources while maintaining compatibility with neighboring uses and other open space preservation goals.



### Policies for Open Space Used for the Managed Production of Resources

- OCR-8 To consider allowing mineral extraction, in accordance with the use permit process and Rocklin Municipal Code Chapter 17.65, Surface Mining and Reclamation, on land suitable for such activities until such time as development occurs, as long as such activities are compatible with an urban environment.
- OCR-9 To permit the continued use of open space land for established agricultural activities until such time as development occurs, as long as such activities are compatible within an urban environment.
- OCR-10 To protect the groundwater recharge value of riparian and wetland areas while recognizing that minor modifications to such areas may be a necessary outcome of the development process.

**GOAL FOR OPEN SPACE FOR OUTDOOR RECREATION:** Provide sufficient improved and unimproved outdoor recreation sites to meet the needs of the City on a continuing basis and at residential buildout.

### Policies for Open Space for Outdoor Recreation

- OCR-11 To provide for park and other outdoor recreational needs, both active and passive, through methods including but not limited to: collection of park user fees, dedication of parkland, or a combination of both; rehabilitation of existing park and recreation facilities; requiring the installation of park improvements; and requiring that financial mechanisms be created for long-term park and/or open space operation and maintenance.
- OCR-12 To require dedication of parkland, payment of in lieu fees for parkland, or a combination of both, as a condition of approval in the early stages of the development process, including approval of rezonings, where it is necessary to insure consistency with or implementation of the goals and policies contained in this General Plan.
- OCR-13 To provide developed as well as undeveloped parkland, recognizing that certain unique open space attributes may be best preserved by retaining them in a natural condition.
- OCR-14 To look for opportunities to establish linear parklands and/or open space areas that link open space and outdoor recreation areas, providing passage for pedestrians, bicycles, and wildlife.
- OCR-15 To encourage the location of parks adjacent to open space corridors.
- OCR-16 To encourage developers to dedicate and build parks that are integral to new development in turnkey fashion or other appropriate manner wherever feasible.

- OCR-17 To provide park facilities in a timely manner.
- OCR-18 To utilize locational and size guidelines that will allow the City to maintain a minimum of 5 acres of parkland per 1,000 residents.
- OCR-19 To co-locate parks with schools whenever feasible, through joint use and development agreements.
- OCR-20 To co-locate parks within or adjacent to storm water detention basins, whenever feasible.
- OCR-21 To require new development to mitigate its impact on park development and maintenance.
- OCR-22 To seek outside funding from local, State and Federal agencies, as well as the private sector, for new park development and rehabilitation of existing park facilities.
- OCR-23 To consider acquisition and development of small areas along creeks at convenient and safe locations for use by the general public.
- OCR-24 To protect designated outdoor recreation sites from incompatible urban development.
- OCR-25 To maintain a Park Repair and Development Fund that receives revenues from a variety of sources.
- OCR-26 To establish Class I bikeways where feasible along public roadways when roadways are adjacent to open space and parkland.
- OCR-27 To integrate, to the extent practical, the City's bike and trails network with trails in adjacent jurisdictions and the region.
- OCR-28 To encourage participation by community volunteers in park development, repair and maintenance.

**GOAL FOR RECREATION PROGRAMS AND FACILITIES:** Provide opportunities for organized recreational activities and programs.

#### **Policies for Recreation Programs and Facilities**

- OCR-29 To provide recreation programs that meet resident needs.
- OCR-30 To provide recreation programs that foster financially self-supporting recreational facilities.
- OCR-31 To support and cooperate with Rocklin-based volunteer groups and organizations that provide recreation activities to all citizens, particularly young people and senior

citizens.

- OCR-32 To provide active recreation facilities and related infrastructure within community parks, such as lighted athletic fields, soccer fields, softball diamonds and parking areas.
- OCR-33 To provide recreation facilities for neighborhood residential areas in neighborhood parks that include informal turf areas, playgrounds, and passive recreation opportunities.
- OCR-34 To seek funding sources for a variety of recreational programs and facilities, including program fees, lease agreements and concessions, State and Federal funds, and the City Americans with Disabilities Act Superfund.
- OCR-35 To participate on a regional level (with other local jurisdictions) in hosting sports tournaments and recreational events that promote tourism, whenever feasible. .
- OCR-36 To encourage joint use of City and school facilities for recreational programs.
- OCR-37 To provide additional active recreational opportunities such as community centers, a performing arts center, swimming pools and gymnasiums.

**GOAL FOR THE CONSERVATION, DEVELOPMENT AND UTILIZATION OF NATURAL RESOURCES:**  
Conserve and protect natural resources while permitting their managed use, consistent with City, State and Federal requirements.

**Policies for the Conservation, Development and Utilization of Natural Resources**

- OCR-38 To encourage the protection of wetlands, vernal pools, and rare, threatened and endangered species of both plants and animals through either avoidance of these resources, or implementation of appropriate mitigation measures where avoidance is not feasible, as determined by the City of Rocklin.
- OCR-39 To require compliance with the State and Federal Endangered Species Acts and the Clean Water Act as conditions of development project approval.
- OCR-40 To recognize that onsite protection of natural resources may not always be feasible and that offsite methods, such as use of mitigation banks, may be used.
- OCR-41 To encourage projects to be designed in a manner that protects heritage oak trees and other botanically unique vegetation designated to be retained.
- OCR-42 To mitigate for removal of oak trees in accordance with the City of Rocklin's Oak Tree Preservation Ordinance.
- OCR-43 To encourage development projects to incorporate natural resources such as creeks, steep hillsides, and quarries in private but restricted ownership that provides for the

protection of the natural resource and also allows for access by the public, where appropriate.

- OCR-44 To cooperate in a coordinated regional approach to the management of drainage basins and flood plains with regional agencies such as the Placer County Flood Control and Water Conservation District.
- OCR-45 To protect designated 100-year floodplains from encroachment by development that would impede flood flows or pose a hazard to occupants.
- OCR-46 To promote, where appropriate, the joint use of creeks for flood control, open space, conservation of natural resources, and limited recreation activities.
- OCR-47 To minimize the degradation of water quality through use of erosion control plans and Best Management Practices.
- OCR-48 To maintain a grading ordinance that minimizes erosion and siltation of creeks and other watercourses.
- OCR-49 To prohibit development along stream channels that would significantly reduce stream capacity, increase erosion or cause deterioration of the channel.
- OCR-50 To coordinate with other agencies to develop public education programs that will encourage residents to minimize pollutants and sediments reaching receiving waters.
- OCR-51 To encourage measures promoting proper disposal of pollutants to the sanitary sewer or hazardous waste facilities rather than to the storm drainage system.
- OCR-52 To establish and coordinate operations and maintenance procedures for all City departments to assure that water quality objectives are not threatened by City operations and to serve as an example for the community.
- OCR-53 To consider the visual qualities of development projects and project compatibility with surrounding areas, especially when projects are proposed in urbanizing areas abutting rural or semi-rural areas where significant natural resource values exist.
- OCR-54 To encourage energy conservation in new developments.
- OCR-55 To encourage urban design and form that conserves land and other resources.
- OCR-56 To require development projects to incorporate Best Management Practices for protection of air quality during construction and subsequent operations.
- OCR-57 To coordinate and cooperate with the Placer County Air Pollution Control District in the development of stationary and mobile source control measures affecting the City of Rocklin.

OCR-58 To work with the Placer County Water Agency to ensure that available methods and techniques to conserve potable water supplies are applied in Rocklin.

OCR-59 To encourage the use of reclaimed wastewater for landscaping and other similar applications, when a feasible source of reclaimed wastewater exists.

**GOAL FOR THE CONSERVATION AND PROTECTION OF HISTORIC, GEOLOGIC AND CULTURAL RESOURCES:** Conserve and protect unique community features such as geologic, historic and culturally significant sites.

OCR-60 To encourage the protection and preservation of historically significant and geologically unique areas.

OCR-61 To encourage preservation and incorporation of existing rock quarries and major rock outcroppings in future development projects.

OCR-62 To encourage reuse rather than demolition/replacement of historic structures where feasible.

OCR-63 To preserve archaeologically significant resources in place if feasible, or provide mitigation that fully documents the resource prior to further disturbance.

## **CIRCULATION ELEMENT GOALS AND POLICIES**

**GOAL FOR TRANSPORTATION SYSTEM:** To create a balanced and coordinated transportation system which utilizes all transportation modes efficiently and promotes sound land use.

### **Policies for Transportation System**

C-1 To provide for a circulation pattern for regional, community, and neighborhood traffic needs.

C-2 To coordinate land use and transportation planning to support transit services and non-motorized transportation.

C-3 To promote the use of non-motorized transportation by providing a system of bicycle routes and pedestrian ways.

C-4 To coordinate with public transit providers to meet residents' needs.

C-5 To encourage non-residential development proposals to incorporate features that promote ridesharing or use of alternative transportation modes.

**GOAL FOR CITY AND REGIONAL STREET SYSTEM:** To provide a safe and well maintained system of streets that meets community needs.

**Policies for City and Regional Street System**

- C-6 To monitor traffic on City streets to determine improvements needed to maintain an acceptable Level of Service.
- C-7 To update the Capital Improvement Program (CIP) and traffic impact fees at least every five years, or as determined necessary with the approval of major new developments or major general plan amendments not considered in the adopted Capital Improvement Program.
- C-8 To provide for an annual inflationary adjustment to the City's traffic impact fee to ensure that the fee is adequate for the future construction of roads.
- C-9 A. To maintain a minimum traffic Level of Service "C" for all signalized intersections during the p.m. peak hour on an average weekday, except in the circumstances described in C-9.B. below.

B. Recognizing that some signalized intersections within the City serve and are impacted by development located in adjacent jurisdictions, and that these impacts are outside the control of the City, a development project which is determined to result in a Level of Service worse than "C" at the intersections listed below may be approved, if the approving body finds (1) the diminished level of service is an interim situation which will be alleviated by the implementation of planned improvements or (2) based on the specific circumstances there are no feasible street improvements that will improve the Level of Service to "C" or better.

*The finding of a diminished level of service shall be based on the following considerations:*

- a) In no case will a Level of Service "F" result except on an interim situation.
- b) Interim situation shall relate to the size and scope of the project, but in general shall mean until planned CIP improvements shown to improve the Level of Service to "C" or better are fully implemented. Construction of planned CIP improvements must be programmed within the current five-year increment of the CIP or is planned for construction within the first two years of the next five-year phase. For projects in the CIP requiring regional funding, LOS worse than "C" may be allowed on an interim basis that exceeds 7 years due to the availability of funding. The timeframe for installation of improvements applied by the City as projects are approved must be within the ranges outlined above. However, this does not preclude decision makers from

requiring that developers complete the installation of CIP improvements sooner than programmed if reduced Levels of Service are considered unacceptable at specific locations for those durations. In cases where CIP improvements are required to be implemented in advanced by an individual developer, the City will consider entering into appropriate reimbursement agreements.

c) Street improvements will be considered infeasible if:

1. The solution requires that improvements be constructed in another jurisdiction outside of Rocklin's control.
2. The solution requires improvements in Rocklin involving facilities that are under the control of another entity such as Caltrans, and the City and that agency cannot come to agreement regarding the design and extent of the improvements that are needed.
3. A specific improvement was considered unacceptable to the City because of unusual financial, physical, or social burdens that would be created.
4. Other specific circumstances as determined by the approving body.

The following are the intersections subject to this Policy C-9.B:

- Clover Valley Parkway/Sierra College Boulevard
- Pacific Street/Midas Avenue
- Pacific Street/Rocklin Road
- Pacific Street/Sunset Boulevard
- Rocklin Road/Interstate 80 Interchange
- Sierra College Boulevard/Dominguez Road
- Sierra College Boulevard/Granite Drive
- Stanford Ranch Road/Fairway Drive
- Stanford Ranch Road/Five Star Boulevard
- Stanford Ranch Road/Galleria Boulevard/State Route 65 Interchange
- Sunset Boulevard/Blue Oaks Boulevard
- Sunset Boulevard/Park Drive
- Sunset Boulevard/West Oaks Boulevard
- Sunset Boulevard/Whitney Boulevard
- Any other signalized intersection which connects directly to street systems controlled by other jurisdictions, or which are on streets that function regionally in nature, or which are within one mile from direct access to Interstate 80 or Highway 65

The development's traffic impact determination shall be based on a traffic study assuming full implementation of all feasible traffic impact mitigation measures and planned road improvements listed in the City's Capital Improvement Plan. In all cases, development projects shall be required to mitigate identified traffic impacts to the extent feasible, including the installation of improvements and payment of traffic impact fees.

- C-10 To coordinate with adjacent jurisdictions toward the completion and improvement of streets that extend into other communities through individual cooperation and/or use of the Placer County Transportation Planning Agency (PCTPA), joint powers authorities, and similar entities.
- C-11 To encourage improvements to the existing Federal Interstate and State highway system, and the addition of new routes that would benefit the City of Rocklin.
- C-12 To consider a variety of funding mechanisms, either independently or with other government agencies, to fund needed regional improvements.
- C-13 To prohibit residential driveways along collector or arterial streets within newly developing residential areas. This policy does not apply to multi-family residential uses, or where past decisions have created existing lots with residential frontages on collector or arterial streets.
- C-14 To reduce the potential for the use of local residential streets as shortcuts for through traffic on streets that are not improved to full City standards.
- C-15 To provide each new elementary school site with a minimum of two full street frontages.
- C-16 To keep truck traffic away from residential areas and streets not structurally designed for truck traffic by designating truck routes.
- C-17 To designate truck routes that can be used for the hauling of hazardous materials.
- C-18 To maintain existing streets in a safe condition and require that new streets be built to City standards.
- C-19 To maintain street design standards for arterials, collectors and local streets.
- C-20 To apply appropriate street design standards for private streets.
- C-21 To interconnect traffic signals where financially feasible and warranted to provide flexibility in controlling traffic movements at signalized intersections.
- C-22 To require street designs where appropriate to connect neighborhoods. These connections allow for vehicular and pedestrian use and for the efficient movement of service and emergency vehicles.



- C-23 To require landscaping and tree planting along major new streets, properties abutting highways/freeways and along existing streets as appropriate.
- C-24 To minimize the impact of road construction on the natural terrain and the character of existing neighborhoods.
- C-25 To minimize the impact of road construction on creek corridors and related floodplain and riparian areas.
- C-26 To design and phase construction of road improvements to minimize disruption to local residents and traffic, to the extent feasible.
- C-27 To design new street alignments to minimize the number of creek crossings and adverse impacts to existing wildlife habitats.
- C-28 To conduct a comprehensive inventory of the vegetative structure of riparian corridors prior to specific siting of new road alignments and creek crossings. This inventory will be used as a factor in the selection of an alignment which minimizes impacts to mature riparian vegetation, while still meeting the alignment or access and engineering requirements of siting the alignment or crossing.
- C-29 To restore streambed and bank contours as near as possible to pre-project conditions following construction of creek crossings.
- C-30 To design road improvements and new road alignments to avoid or minimize disturbance to identified cultural resources, where feasible.

#### **Special Street Improvement Policies**

- C-31 To restrict vehicular access to emergency vehicles only from the Clover Valley Lakes Community Area onto the existing portions of Clover Valley Road and Rawhide Road within the Mission Hills-Clover Valley Community Area to minimize traffic volume increases on Midas Avenue.
- C-32 To seek improvement to existing railroad crossings and construction of new grade separated crossings or undercrossings where appropriate and feasible.
- C-33 To provide for the extension of Dominguez Road over I-80 as a future improvement to relieve the Sierra College Boulevard/I-80 and Rocklin Road/I-80 interchanges and create access to the southeast quadrant of the Sierra College Boulevard/I-80 interchange.
- C-34 To increase traffic capacity at Rocklin Road and I-80, as traffic conditions require, by widening, overcrossings, or other design features, to allow for more efficient traffic movement and pedestrian and bike facilities.
- C-35 To develop a new east/west road connection between State Route 65 and Sierra College

Boulevard. The road shall traverse the Northwest Rocklin area, connect to Park Drive in the northern portion of Whitney Oaks, and extend from Park Drive through Clover Valley Lakes to intersect with Sierra College Boulevard.

- C-36 To develop a new north/south road connection between Sunset Boulevard and the new east/west road connection described in Policy C-35.
- C-37 To provide primary vehicular access to future development within the Parcel K planning area of the North West Rocklin General Development Plan by at least two points of access. The access points shall consist of one street that intersects with Wyckford Boulevard and another that connects to the extension of Kali Place. These facilities shall be open non-gated public streets.
- C-38 To prohibit extension of Wyckford Boulevard north of Parcel K into the Sunset Ranchos Planning Area.
- C-39 To provide for the continuity of a Woodside Drive-Ruhkala Road alignment in the Civic Center area.
- C-40 To create a Civic Center street/drive network south of Rocklin Road that provides access to Pacific Street and South Grove Street.
- C-41 To minimize the need to sever existing developed parcels for new roads designed to serve the Southeast Rocklin area.
- C-42 To prohibit an easterly extension of Greenbrae Road that would connect with Southside Ranch Road.
- C-43 To extend Monument Springs Drive southerly across Secret Ravine Creek to developing areas south of Greenbrae Road.
- C-44 To sever Aguilar Road at a time specified by the City of Rocklin. The severing shall occur at or near the Aguilar tributary crossing to preclude through traffic.
- C-45 To design road improvements and new alignments to avoid or minimize encroachments into existing yards on Aguilar Road, Greenbrae Road and Foothills Road by minimizing the use of standard curb, gutter and sidewalks, where appropriate.
- C-46 To acknowledge that new taxes, fees, or assessments to finance the severing of Aguilar Road and the Monument Springs Bridge/extension identified in the policies above shall not be levied upon fully developed parcels that cannot be further subdivided.
- C-47 To encourage use of a free span bridge design over Secret Ravine Creek as the environmentally preferred option whenever feasible, to minimize the fragmenting effects of any bridge crossing on riparian habitat. Pre-cast concrete bridge joists should be used, whenever possible, to avoid prolonged construction and reduce construction disturbances in riparian corridors.

**GOAL FOR PUBLIC TRANSPORTATION:** To promote a safe and efficient public transit system, utilizing both bus and rail modes, to provide viable non-automotive means of transportation and help reduce traffic congestion.

#### Policies for Public Transportation

- C-48 To work with transit providers to plan, fund and implement additional transit services that are cost-effective and responsive to existing and future transit demand.
- C-49 To promote the use of public transit through development conditions such as requiring park-and-ride lots, bus turnouts and passenger shelters along major streets.
- C-50 To require landscaping and tree planting along railroad right-of-way and along existing streets as appropriate.
- C-51 To support the expansion of intercity rail passenger services, such as the Capitol Corridor, and implementation of regional rail passenger services.
- C-52 To support the study of developing rail passenger services within the Highway 65 corridor.

**GOAL FOR TRAILS, BIKEWAYS AND PEDESTRIAN WAYS:** To provide a safe, comprehensive and integrated system of trails, bikeways and pedestrian ways that encourage the use of bikes and walking for commuting, recreation and other trips.

#### Policies for Trails, Bikeways, Pedestrian Ways

- C-53 To require Class II bike lanes in the design and construction of major new streets and to establish bike lanes on those City streets wide enough to accommodate bicycles safely.
- C-54 To improve bicyclist and pedestrian safety through such methods as signage, lighting, traffic controls, and crosswalks.
- C-55 To maintain the Rocklin Bikeway System Plan and update it as necessary with the approval of major new developments and/or general plan amendments not considered in the adopted Plan.
- C-56 To coordinate the development of regional bikeway links with adjacent jurisdictions.
- C-57 To promote pedestrian convenience and recreational opportunities through development conditions requiring sidewalks, walking paths, or hiking trails connecting various land uses including residential areas, commercial areas, schools, parks, employment centers and open space.

## **COMMUNITY SAFETY ELEMENT GOALS AND POLICIES**

**GOAL:** To minimize danger from hazards and to protect residents and visitors from earthquake, fire, flood, other natural disasters, and human-created hazards such as train derailment, industrial accidents, acts of war or terrorism, and accidental release of harmful materials.

### General Policies

- S-1 To require engineering analysis of new development proposals in areas with possible soil instability, flooding, earthquake faults, or other hazards, and to prohibit development that cannot mitigate the applicable hazard.
- S-2 To maintain a City Emergency Operations Plan., to include the National Incident Management System (N.I.M.S.).
- S-3 To coordinate with local and State Offices of Emergency Services utilizing the National Incident Management System (N.I.M.S.) in order to coordinate multi-agency emergency response.
- S-4 To identify in the Emergency Operations Plan evacuation routes and shelter locations for use in case of disasters or emergencies.
- S-5 To maintain appropriate standards for minimum road widths and turnarounds.
- S-6 To coordinate with State and Federal agencies regarding homeland security, recognizing the City's role as first responder to local incidents.

### Flooding Policies

- S-7 To cooperate with regional approaches for the planning, construction, operation and maintenance of drainage and flood control facilities, including participation in Placer County Flood Control and Water Conservation District (PCFCWCD) programs.
- S-8 To maintain and implement the City's Ordinance regarding "Flood Hazard Areas."
- S-9 To ensure that the 100-year floodplain, based upon the most current information, both upstream and downstream, is not adversely affected by new development.
- S-10 To require that new development detain on-site drainage such that the rate of runoff flow is maintained at pre-development levels, except where detention is not recommended in plans and policies adopted by the Placer County Flood Control and Water Conservation District (PCFCWCD), and to require coordination with other projects' master plans to ensure no adverse cumulative effects. In lieu of detention, the City may require retention and/or off-site drainage improvements that are more beneficial to the community's overall drainage system.
- S-11 To ensure that new development does not result in on-site flooding or increase flooding of off-site properties.

- S-12 To require new development to either annex into an existing drainage maintenance district or execute an agreement of non-protest to formation of such a city-wide or regional district.

#### Hazardous Materials/Contaminated Sites Policies

- S-13 To require existing and new commercial and industrial uses involving the use, handling, transport or disposal of hazardous materials within the City to disclose their activities in accordance with Placer County guidelines and the requirements of State law.
- S-14 To require that construction activities cease if contamination is discovered on construction projects until the contamination is reported, and its extent is assessed, delineated, and isolated, as appropriate. Remediation shall occur to the satisfaction of the appropriate responsible agency (such as the Placer County Environmental Health Services, the Central Valley Regional Water Quality Control Board, the Department of Toxic Substances Control, or the City of Rocklin, depending on the type of contamination).
- S-15 To require site-specific hazard investigations to be conducted, if determined to be necessary by the City, to confirm potentially contaminated soils prior to approval of new discretionary development projects.

#### Fire Hazards Policies

- S-16 To require new development and projects proposing land use changes to annex into existing or new Community Facilities Districts for fire prevention/suppression and medical response, or to create other financing mechanisms as necessary.
- S-17 To require substantially vacant newly annexed areas containing wildland fire potential to bear additional costs associated with contracting to CDF for fire suppression until such time as urban services become available.
- S-18 To incorporate fuel modification/fire hazard reduction planning (e.g., weed abatement, open space management plans, firebreaks, planting restrictions) on lands (both public and private) that contain terrain and vegetative features such as grass, woodlands and severe slopes.
- S-19 To maintain inter-jurisdictional cooperation and coordination, including automatic aid agreements with fire protection/suppression agencies in Placer County.

#### Seismic and Geologic Hazard Policies

- S-20 To provide for seismic safety and structural integrity in residential, commercial, industrial and public facilities through Building Code enforcement.

- S-21 To require site-specific geotechnical studies of development proposals in areas subject to landslide potential, erosion, and/or slope instability.

#### Other Hazards Policies

- S-22 To require a risk analysis, as appropriate, when reviewing new projects located in close proximity to bulk hazardous material facilities, bulk petroleum transmission pipelines, and railroad travel routes.
- S-23 To require quarry safety protection measures prior to the development of any property containing or bordering on an existing quarry. The quarry safety protection measures shall identify public safety hazards associated with quarries and shall specify the protection methods that will be implemented to ensure public safety.

### **NOISE ELEMENT GOALS AND POLICIES**

- GOAL 1: To protect City residents from the harmful and annoying effects of exposure to excessive noise.
- GOAL 2: To protect the economic base of the City by discouraging noise-sensitive land uses from encroaching upon existing or planned noise-producing uses.
- GOAL 3: To encourage the application of innovative land use planning methodologies in areas of potential noise conflicts.

#### Policies

- N-1 To determine noise compatibility between land uses, and to provide a basis for developing noise mitigation, an acoustical analysis shall be required as part of the environmental review process for all noise-sensitive land uses which are proposed in areas exposed to existing or projected General Plan horizon (2025) exterior noise levels exceeding the level standards contained within this Noise Element.
- N-2 To emphasize site planning and project design to achieve the standards of this Noise Element. The use of noise barriers shall be considered a means of achieving the noise standards; however, the construction of aesthetically intrusive wall heights shall be discouraged.
- GOAL 4: To prevent noise-sensitive land uses from being adversely affected by stationary noise sources.

#### Policies

- N-3 To ensure that stationary noise sources do not interfere with sleep, the City of Rocklin shall apply an interior hourly maximum noise level design standard of 45 dBA in the

enclosed sleeping areas of residences affected by stationary noise sources. This standard assumes doors and windows are closed.

- N-4 To restrict development of noise-sensitive land uses where the noise levels due to existing or planned stationary noise sources will exceed the exterior stationary noise level design standards of the Noise Element, unless effective noise mitigation measures have been incorporated into the project.
- N-5 To mitigate noise created by proposed stationary noise sources so that the exterior stationary noise level design standards of the Noise Element are not exceeded.
- N-6 To apply the noise level design standards contained within Table 2-1 of the Noise Element to Policies N-4 and N-5 of the Noise Element.

**GOAL 5:** To prevent noise-sensitive land uses from being adversely affected by transportation noise sources.

*Note: For the purposes of the Noise Element, transportation noise sources are defined as traffic on public roadways and railroad line operations.*

### Policies

- N-7 To restrict development of noise-sensitive land uses in areas exposed to existing or projected levels of noise from transportation noise sources that exceed the noise level standards contained within the Noise Element, unless the project design includes effective mitigation that results in noise exposure which meets standards.
- N-8 To mitigate noise created by new roadway noise sources (e.g., truck routes, roadway improvement projects and new roadways) not contained within the General Plan, so as not to exceed the noise level standards of the Noise Element.

Table 2-1 Exterior Noise Level Design Standards for New Projects Affected by or Including Stationary Noise Sources		
Noise Level Descriptor	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly $L_{eq}$ , dB	55 dBA	45 dBA

Each of the noise levels specified above shall be lowered by five dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises (e.g., humming sounds, outdoor speaker systems). These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

The City can impose noise level standards that are more restrictive than those specified above based upon determination of existing low ambient noise levels.

“Fixed” noise sources which are typically of concern include, but are not limited to the following:

HVAC Systems	Cooling Towers/Evaporative Condensers
Pump Stations	Lift Stations
Emergency Generators	Boilers
Steam Valves	Steam Turbines
Generators	Fans
Air Compressors	Heavy Equipment
Conveyor Systems	Transformers
Pile Drivers	Grinders
Drill Rigs	Gas or Diesel Motors
Welders	Cutting Equipment
Outdoor Speakers	Blowers

The types of uses which may typically produce the noise sources described above include but are not limited to: industrial facilities including pump stations, trucking operations, tire shops, auto maintenance shops, metal fabricating shops, shopping centers, drive-up windows, businesses using amplified sound systems, car washes, loading docks, batch plants, bottling and canning plants, recycling centers, electric generating stations, race tracks, landfills, sand and gravel operations, schools, playgrounds, and athletic fields.

NOTE: The point of measurement for noise levels is at a location at least 5 feet inside the property line of the receiving land use and at a point 5 feet above ground level. In the case of lots where the noise-sensitive use has a reasonable outdoor activity area for outdoor enjoyment, the stationary noise source criteria can be applied at a designated outdoor activity area (at the discretion of the Community Development Director).

N-9 To provide an analysis for noise impacts to existing noise-sensitive uses that may be exposed to increased noise levels due to required General Plan roadways and roadway improvement projects. The following criteria may be used as a test of significance for roadway improvement projects and new roadways contained within the General Plan:

- Where existing traffic noise levels are less than 60 dB  $L_{dn}$  at the outdoor activity areas of noise-sensitive uses, a +5 dB  $L_{dn}$  increase in noise levels due to roadway improvement projects will be considered significant; and
- Where existing traffic noise levels range between 60 and 65 dB  $L_{dn}$  at the outdoor activity areas of noise-sensitive uses, a +3 dB  $L_{dn}$  increase in noise levels due to roadway improvement projects will be considered significant; and
- Where existing traffic noise levels are greater than 65 dB  $L_{dn}$  at the outdoor activity areas of noise-sensitive uses, a + 1.5 dB  $L_{dn}$  increase in noise levels due to roadway improvement projects will be considered significant.

N-10 To apply the noise level design criteria contained within Table 2-2 of the Noise Element to Policies N-7 and N-8 of the Noise Element.



Table 2-2 Maximum Allowable Noise Exposure Transportation Noise Sources			
Affected/Receiving Land Use	Outdoor Activity Areas <sup>1</sup> L <sub>dn</sub> /CNEL, dB	Interior Spaces	
		L <sub>dn</sub> /CNEL, dB	L <sub>eq</sub> , dB <sup>2</sup>
Residential	60 <sup>3</sup>	45	--
Transient Lodging	65	45	--
Hospitals, Nursing Homes	60 <sup>3</sup>	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Non-Commercial Places of Public Assembly	60 <sup>3</sup>	--	40
Office Buildings	--	--	45
Schools, Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	70	--	--
<sup>1</sup> The outdoor activity area is generally considered to be the location where individuals may generally congregate for relaxation, or where individuals may require adequate speech intelligibility. Such places may include patios of residences, picnic facilities, or instructional areas.  Where it is not practical to mitigate exterior noise levels at patio or balconies of apartment complexes, a common area such as a pool or recreation area may be designated as the outdoor activity area.  At the discretion of the City, where no outdoor activity areas are provided or known, only the interior noise level criteria can be applied to the project.  <sup>2</sup> As determined for a typical worst-case hour during periods of use.  <sup>3</sup> Where it is not possible to reduce noise in outdoor activity areas to 60 dB L <sub>dn</sub> /CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB L <sub>dn</sub> /CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.			

*Note: Existing dwellings and new single-family dwellings on existing lots are not subject to further City review with respect to compliance with the standards of the Noise Element. As a consequence, such dwellings may be constructed in areas where noise levels exceed the standards of the Noise Element.*

## PUBLIC FACILITIES AND SERVICES ELEMENT GOALS AND POLICIES

**GOAL:** To provide high quality public facilities and a full range of public services to all areas and residents of the City, and to ensure that new development does not cause the inefficient use of such facilities and services.

### General Policies for Public Facilities and Services

- PF-1 To provide for adequate lead time in the planning of needed expansions of public services and facilities.
- PF-2 To require a study of infrastructure needs, public facility needs and a financing plan for newly annexing areas.
- PF-3 To require that any development that generates the need for public services and facilities, including equipment, pay its proportional share of providing those services and facilities. Participation may include, but is not limited to, the formation of assessment districts, special taxes, payment of fees, payment of the City's Construction Tax, purchase of equipment, and/or the construction and dedication of facilities.
- PF-4 To disapprove development proposals that would negatively impact City-provided public services, unless the negative impact is mitigated.
- PF-5 To require that construction of private development projects be coordinated with the construction of public facilities and services that are needed to serve the project.
- PF-6 To maintain a Capital Improvement Program for public facilities.
- PF-7 To maintain and update as needed a Public Facilities Plan that includes projected staff needs and building space requirements.
- PF-8 To continue to develop a centralized Government Center in accordance with the Civic Center General Development Plan, and construct new public buildings and facilities in locations that are convenient to the public and have good access.
- PF-9 To provide for the ongoing operation and maintenance of City services through the use of existing or new Community Facilities Districts, Lighting and Landscaping Districts, Park Development and Maintenance Districts, special taxes and other similar financing mechanisms.
- PF-10 To encourage public/private partnerships, such as joint use of offices, recreational facilities, open space, and the delivery of public services by private sector suppliers.

#### **Policies for Law Enforcement, Fire Protection and Emergency Response**

- PF-11 To ensure that new development will not create a significant negative impact on the existing level of police and fire protection services.
- PF-12 To identify certain types of development, such as assisted living facilities and group homes, that may generate higher demand or special needs for emergency services and require developer participation to mitigate the needs/demands.

- PF-13 To analyze the cost of fire protection, police services and emergency medical response for annexations and major project developments and require a funding mechanism to offset any shortfall.
- PF-14 To require that projects be designed with at least two points of access for emergency vehicles in order to meet emergency service needs, or for general circulation, where such access is necessary to assure adequate ingress and egress.
- PF-15 To require City-approved automated entry access to gated communities for emergency vehicles.
- PF-16 To provide law enforcement resources as necessary to meet community needs.
- PF-17 To provide visible patrol services within the City, including specialized patrol programs for open space areas and trails.
- PF-18 To support community-oriented police services, including strong crime prevention and educational programs, school resource officers, and neighborhood watch programs.
- PF-19 To minimize the potential for criminal activity through development project design review.
- PF-20 To provide fire apparatus access in new development consistent with Rocklin Fire Department requirements, including appropriate access into open space and undeveloped portions of properties.
- PF-21 To provide progressive fire protection resources as necessary to meet community needs.
- PF-22 To require new development and projects proposing land use changes to annex into existing or new Community Facilities Districts for fire prevention/suppression and medical response, or to create other financing mechanisms as necessary.
- PF-23 To require special fire suppression mitigation (such as sprinklering) for any new residential development located more than two road miles from a fire station and for any new commercial development located more than one and one-half road miles from a fire station.
- PF-24 To support public education concerning fire and life safety.
- PF-25 To require new development to meet fire flow requirements based on standards codified in the Uniform Fire Code.

### Policies for Schools

- PF-26 To evaluate all residential development project applications for their impact on school services and facilities. Where an impact is found, the project may be conditioned to the

extent and in the manner allowed by law to mitigate the impact, such as requiring payment of school district fees and/or participation in a community facilities district to fund school facilities.

PF-27 To require applications for annexations into the City which are outside of the Rocklin Unified School District to apply for inclusion into the Rocklin Unified School District.

PF-28 To coordinate with school districts serving the City regarding locations for new school sites, and to review proposed school sites for General Plan conformity, associated environmental impacts and compatibility with adjacent land uses.

#### **Policies for Refuse Collection and Disposal**

PF-29 To require solid waste collection services to ensure the maintenance of health standards.

PF-30 To support public education programs in order to reduce, recycle and reuse solid waste and other materials such as oil, paint, and antifreeze in order to reduce landfill disposal.

PF-31 To encourage new commercial and industrial development to incorporate recycling programs into their construction and operations.

#### **Policies for Utilities**

PF-32 To request utility companies to expedite undergrounding of existing above ground utility lines.

PF-33 To require undergrounding of utility lines in new development, except where infeasible for financial and/or operational reasons.

PF-34 To coordinate with utility companies regarding the location of new high voltage transmission lines, seeking undergrounding wherever possible.

PF-35 To minimize the need to trench City streets by requiring the installation of telecommunications conduit in new development and major street reconstructions.

PF-36 To promote co-location of wireless antennas and direct them to commercial, industrial and publicly owned sites to the extent possible.

PF-37 To ensure that the City is properly compensated, to the extent allowed by law, by utility and telecommunications companies for the use of City rights-of-way.

PF-38 To coordinate roadway maintenance and construction projects with utility companies and private developers to minimize pavement cuts in new or resurfaced streets.

PF-39 To inform utility companies when major new developments and new street projects will occur so that planning for utility extensions can be coordinated.

PF-40 To coordinate with public and private utility providers to ensure that their facility and service plans meet City needs.

PF-41 To assist the Placer County Water Agency in implementing water conservation practices.

PF-42 To promote the joint use of conduit for telecommunication and other utility purposes.

#### Policies for Storm Drainage

PF-43 To require that new development proposals include Drainage Master Plans unless waived by the City Engineer.

PF-44 To acquire easements to creeks and waterways to allow for maintenance, inspection, and construction of storm drainage facilities.

#### Policies for Other Service Providers

PF-45 To request Placer County to require any development in the Rocklin Sphere of Influence to be compatible with City public service and facility standards.

PF-46 To coordinate with the Placer County Library System to ensure that library services and facilities serving Rocklin residents are expanded as needed to meet the needs of Rocklin residents.

PF-47 To work with the Cemetery District as needed to identify opportunities to accommodate new or expanded facilities.

### **HOUSING ELEMENT GOALS AND POLICIES**

This Housing Element sets forth the City's goals and policies with respect to housing, and establishes a comprehensive five-year program strategy for the 2002-2007 planning period. The Housing Element was adopted separately on May 25, 2004. This Element will be inserted in the Final General Plan document.

#### **ACTION PLAN**

(TO BE ADDED)